

(200' front) - 100' (20') - 2:00 4:35
 (west) - Columbus 0. (400')
 1140' (20') front part later.
 Kotoboker (3,000 sq ft) next door, lease signed (Kotoboker)
 " has 11 stores in U.S. did \$3,771,000.
 Store to be 98' x 150' - air cond. in cool flr. - Krueger responsible for K work.
 Est. sales - 380M; est prof. 104,206 (6.5%)
 Const. cost est. \$144M.
 103' of flr. (K. Krueger address + Krueger's
 after market deal.)
 Take it.

(200')
 Columbus - Northern City development. Staff, etc.
 (etc.) (N.W. section of Columbus)
 or 3C (Cleveland, Columbus, Cincinnati)
 others, including Walgreen. (to have large store)
 J.C. Penney to be in.
 10' x 150'.
 1125' of business frontage
 New store - K responsible for K work - 72' x 150' - 15 More Jr.
 for flr. Air cond.
 Est. sales - 395M; est prof. 25,694
 " const. cost \$145M.
 1065' of flr.

Rent - 15,000 min. vs. 4% of gross sales over 300M. - 4% of
 " 95M = 3800
 Min. rent ~~\$15,000~~
 \$18,000.
 " want a store spot 150' of front - 100' x 150'
 " 1st & 2nd " available" one of 100', at min. rent of \$15,000
 (not examined).

(200' front - 8' 1/2 (depth))
 Roseville, Mich. (NW corner Detroit + 10' min. flr.) - (200') 72'
 16,000 pop. here.
 (E. Det. has 21M pop.)
 Red. Dept. store to be in w/ 10,000 sq ft
 Super market
 Drug store (Kline)
 - 13' x 150' for variety store (= 100' of front)
 We have exclusive. (we also have abt. 1/2 to 1/3 of
 the line - 7.5M.)
 Est. sales - 260M; est prof. \$19M.
 " const. cost \$146M.
 15' stock jo for flr.

Take it.
Linwood Park, Mich. - (2nd St. + Monroe Blvd) - (200')
 74' x 150' - 1130' front. deal of front.
 Est. sales - 330M; est prof. - 18M.
 " const. cost - 168M.
 " New store - owners job - K. responsible for K work - 15' stock jo for
 flr. - Air cond.
 20,000 min. here w/ a Lenders store (did \$28M in '66.)
 (74' x 146').
 Rent \$15,000 min. + 5% over 300M. - ~~5%~~ of 200M = \$1,000.
 " trying to get 4% of sales rent; or get min. down to 12,000. (200')
 Do some trading.
 Up to 9.8M - "working some deal" - J.G.K.

What do you honestly think

of Mary's engagement ring?

Wayne State (Detroit Rd + Cass Ave) (Division)
 New Development (proposed by Red. Dept. Stores)
 Red. Dept. store to be here.
 Sears will have a store
 We can have exclusive
 at under 100' from top

